



NEWSON & BUCK
ESTATE AGENTS

15 Sawston
KING'S LYNN
Norfolk
PE30 4XT

£249,995

Within close proximity to the QEH Hospital and within walking distance of Springwood high school with NO ONWARD CHAIN!! Newson & Buck are pleased to present to the open market this three bedroom semi detached family home. The property comprises of an entrance porch, living room, kitchen diner, conservatory, three bedrooms and a family bathroom. The property further benefits from a garage, a spacious enclosed rear garden that backs on to woodland and off road parking for numerous vehicles. The property can be found within three miles of Kings Lynn town centre. Viewing is essential for this property so please get in contact to arrange a viewing.

- Close Proximity to Hospital & Schools
- Three Bedrooms
- Garage
- Off Road Parking
- Conservatory
- Spacious Rear Garden
- EPC - D
- Desirable Location
- NO ONWARD CHAIN!



Porch

Laminate flooring, one radiator, one double glazed window, cupboard space.

Living Room

13' 11" x 14' 11" (4.24m x 4.55m)

Laminate flooring, two radiators, one double glazed window, stair case to first floor.

Kitchen / Diner

14' 11" x 9' 6" (4.55m x 2.90m) Vinyl flooring, fitted kitchen units, stainless steel sink drainer, two double glazed windows, one radiator, space for fridge freezer, oven hob with extractor.

Conservatory

14' 02" x 11' 02" (4.32m x 3.40m) Tiled flooring, one radiator, plumbing for washing machine and tumble drier, and door leading to rear garden.

Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m) Fitted carpets, one radiator, one double glazed window.

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m) Fitted carpets, one radiator, one double glazed window, fitted wardrobe and cupboard space.

Bedroom Three

7' 5" x 6' 2" (2.26m x 1.88m) Fitted carpets, one radiator, one double glazed window.

Bathroom

6' 05" x 6' 04" (1.96m x 1.93m) Vinyl flooring, bath tub with shower attachment, pedestal sink, low flush w/c, one towel radiator, one double glazed window and airing cupboard housing hot water tank.

Rear Garden

Enclosed rear garden with decking area, outside tap with plumbing for water butt, and patio area.

Garage

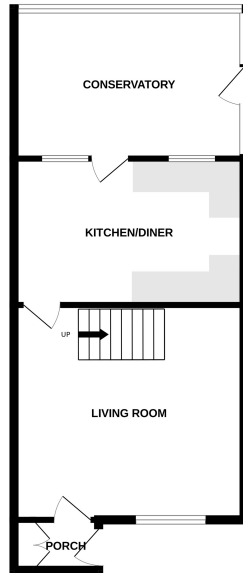
Up and over front door, lighting and electrics.

EPC - D

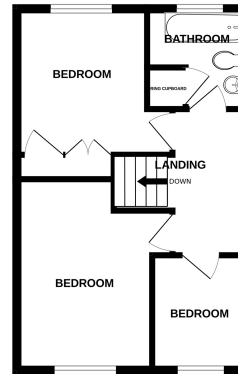
Council Tax Band - B



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan comparisons, measurements of floor, wall, room, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metacorp C3D2.



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com